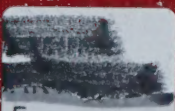


BEACON HILL: THE NORTH SLOPE

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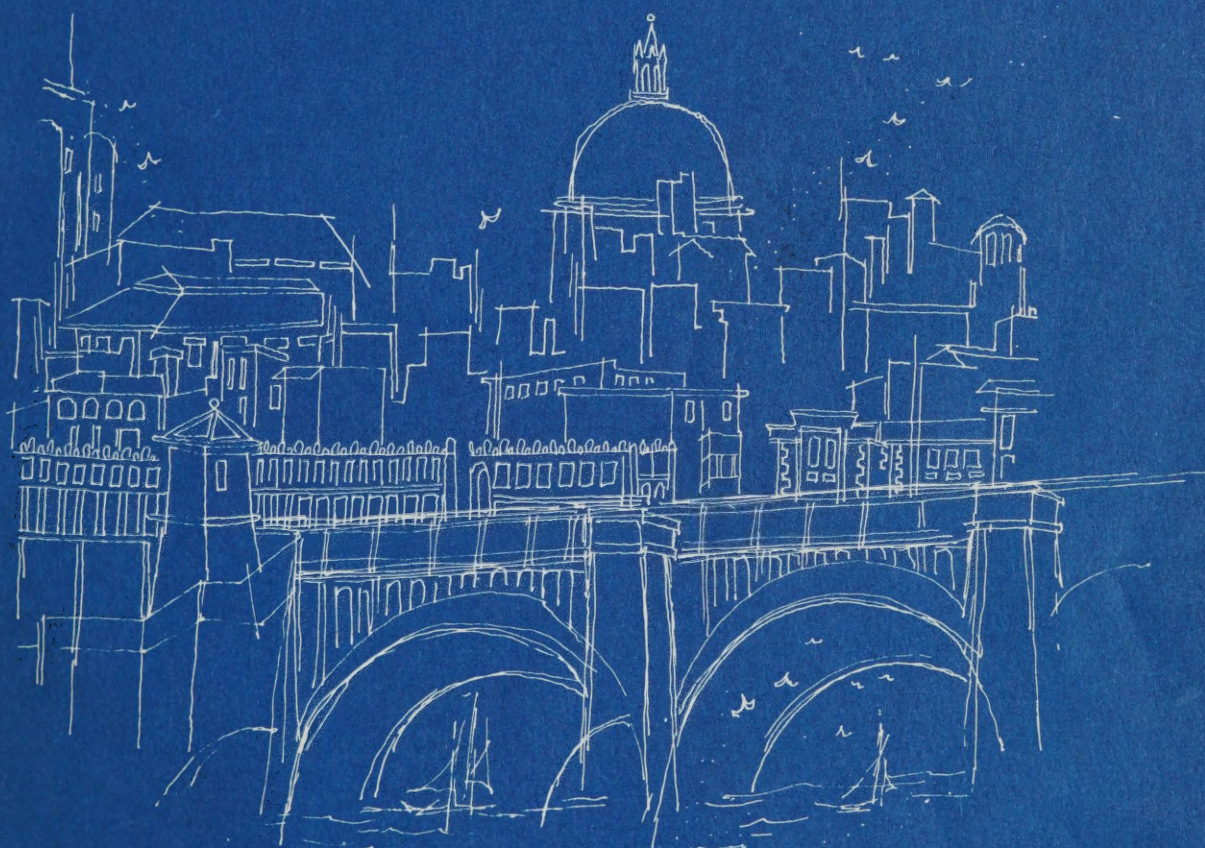
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# BEACON HILL

## the North Slope



A SURVEY BY THE BOSTON HISTORIC CONSERVATION COMMITTEE


A PROPOSAL TO EXTEND THE BEACON HILL HISTORIC DISTRICT



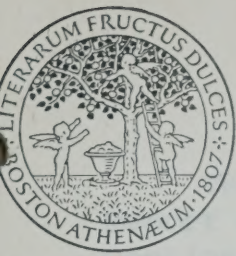
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WALTER MUIR WHITEHILL, *Director and Librarian*

10½ Beacon Street, Boston 8, Massachusetts

February 25, 1963

In October, 1961, Mayor Collins appointed the Boston Historical Conservation Committee, and requested that group "at a slightly later date when funds become available for the necessary assistance, to prepare a detailed listing indicating specific buildings that are (a) nationally important, (b) valuable to the city, (c) valuable, (d) notable, and (e) worthy of mention, as well as pointing out areas (like Beacon Hill) where the relation to each other of a large number of existing buildings creates a whole that is greater than its individual parts."

At the first meeting of the Mayor's Committee on 29 November 1961, Mrs. Ropes Cabot, Curator of Collections of the Bostonian Society, Abbott Lowell Cummings, Assistant Director of the Society for the Preservation of New England Antiquities, Mrs. Wendell D. Garrett, Assistant to the Director of the Boston Athenaeum, David M. K. McKibbin, Secretary of the Boston Art Commission, and Walter Muir Whitehill were appointed to the Survey Committee.

In June, 1962, funds became available to the Committee for the recruitment of a small staff, and full-time surveys were undertaken in various parts of the city. The current proposal of the Beacon Hill Civic Association to extend the Beacon Hill Historic District suggests the desirability of publishing, in interim form, the Survey Committee's findings on the area under consideration.

This report was prepared by Mrs. Ralph M. Forbes, Research-Analyst, with the advice of members of the Survey Committee; Mr. Abbott Lowell Cummings, as consultant, decided questions of style and evaluation.

*Walter Muir Whitehill*

Chairman  
Boston Historical Conservation  
Committee







## INTRODUCTION

The North Slope of Beacon Hill is the subject of this Interim Report of the Survey Committee. It provides history of the area, mention of the principal architectural styles found there, followed by a street-by-street account of buildings, evaluated in four categories:

### Nationally Important

There are three buildings in this area which have national significance; (1) West Church; (2) Harrison Gray Otis House; (3) 57 Hancock Street.

### Valuable to City

### Valuable to Area

There are a large number of buildings of considerable architectural value to Boston as a whole and to the relationship of the "North Slope" to the rest of Beacon Hill.

Structures in the first three categories should be preserved and, when necessary, rehabilitated to maintain their architectural integrity in the community.

### Worthy of Mention

The fourth category refers to buildings of some interest that should not be altered or destroyed without careful thought. In this class are placed certain houses that, while worthwhile in themselves, cannot, because of their relative isolation from others of their kind, be considered as essential to the character of the area as those in the first three categories. They are "worthy of mention", however, not only for their inherent merits but as possible focal points for the improvement of the streets in which they stand. In some cases they provide the only touch of historic continuity or beauty in an otherwise monotonous or undistinguished block.







## HISTORICAL BACKGROUND

In the first quarter of the eighteenth century the north slope of Beacon Hill was pastureland belonging to Zachariah Phillips, James Allen, Thomas Estolp, Joshua Scottow, and Richard Middlecott. On the 1722 Bonner map what is now Cambridge Street runs from Bowdoin Square towards, but does not reach, the Charles River. This, being the back of the Trimountain, was the other side of nowhere. By the 1733 revision of the Bonner map, Cambridge Street had been carried west to the river, and then south along the shore to the Common, thus opening up the region. The land in the angle formed by the turn in Cambridge Street -- Zechariah Phillip's pasture -- was divided into lots with Southack and May Streets (today Phillips and Revere) running east and west below Cambridge Street. Southack, before reaching the shore, turned south and ran (along the line of the present West Cedar Street) to the Common. However this remote development may have begun, its reputation soon slipped to such an extent that Mount Vernon, the western peak of the Trimountain, on whose slopes it nestled, was dubbed Mount Whoredom. This was the eighteenth century "Scollay Square"; a ramshackle region of disorderly houses, dance halls, and the like, where sailors brawled, until it was forcibly cleaned up during the mayoralty of Josiah Quincy (1823-28). Nothing remains of this unsavory area.

The 1733 Bonner map also shows a new George Street, crossing the Trimountain from the Common to the original portion of Cambridge Street between Mount Vernon and Beacon Hill. This followed the present line of Joy Street north from Beacon, jogged east along what was later to become part of Mount Vernon Street, and turned north, running downhill to Cambridge along the present line of Hancock Street.

The 1769 Bonner map shows the addition of Temple and Middlecot (now Bowdoin) Streets running from Cambridge Street up the back of Beacon Hill.

At the end of the eighteenth century, the north slope had three distinct characters. The region around Bowdoin Square was handsome, with various sizable Bulfinch houses.<sup>1</sup> The only survivor of these is the first Harrison Gray Otis house, at the corner of Cambridge and Lynde Streets, now the headquarters of the Society for the Preservation of New England Antiquities. The region near the river was the red-light district. Between these was an area around Joy and Phillips Streets, given over largely to colored people -- barbers, waiters, musicians, seamen, and the like -- who lived in wooden houses. 5-7 Pinckney Street, near the corner of Joy, which in 1790 belonged to George Middleton, a colored coachman, and Louis Glapion, a mulatto barber, are survivals of this.

1. See Abbott Lowell Cummings, "Charles Bulfinch and Boston's Vanishing West End," Old-Time New England, LII (Oct.-Dec. 1961), 2, 31-49.



The laying of the cornerstone of the new State House in 1795 caused rapid changes to take place on the summit and south slope of Beacon Hill. In the same year the Mount Vernon Proprietors (Harrison Gray Otis, Jonathan Mason, and others) bought John Singleton Copley's pasture (the area bounded by Beacon Street, Walnut Street, Mount Vernon Street to Louisburg Square, then by Louisburg Square to Pinckney Street, down Pinckney to the water, and along the shoreline to Beacon Street), and began the development of the present Chestnut and Mount Vernon Streets. These were handsome houses, whose owners had no desire for close contact with the grubbier aspects of the north slope, west of Joy Street. Hence the north and south slopes have always, until very recent years, remained separate and distinct.

On the block of Cambridge Street between Bowdoin and Temple Charles Bulfinch built in 1792 for his kinsman Joseph Coolidge a three-story brick house that was one of the handsomest buildings of the period. The proximity of the first Harrison Gray Otis house and the West Church gave the neighborhood a character that made an adjacent street like Hancock desirable.

The opening of the West Boston Bridge across the Charles River from the west end of Cambridge Street to the opposite shore in Cambridge had its effect upon the region. Now Cambridge Street really went somewhere. The establishment of the Massachusetts General Hospital on the river front north of the West

Boston Bridge provided another good reason for going to this part of Boston. The Hales map of 1814 shows the north slope of Beacon Hill tolerably, but not densely, built up, largely in wood, but with some brick or stone buildings. By the eighteen forties space was getting short. In 1843 the Coolidge house was demolished, and a number of the brick row houses that still survive in Bowdoin and Temple Streets were built in its garden.

After the clean-up of Mount Whoredom in the eighteen twenties, the north slope west of Joy Street improved, and various brick houses began to be built among the wooden ones. In the second half of the nineteenth century, with the development of the South End and the Back Bay, the north slope began to slip again. In the eighteen sixties, for example, Leonard R. Cutter, a prosperous grocer and alderman, felt himself forced to leave 14 Grove Street because of the deterioration of the surroundings. He migrated to 27 Hancock Street, which he described as "filled with nicest of Boston families", but by 1880 he had moved again to 1 Arlington Street in the Back Bay.

Bowdoin Square held its own through the third quarter of the nineteenth century. In 1860 the future Edward VII, during his tour of Boston as Prince of Wales, was lodged in the Revere House there. The Church of the Advent only moved



from Bowdoin to Brimmer Streets in 1883. The West Church finally closed its doors, for lack of a congregation, in 1892. As the region slipped into one of lodging houses, more and more tenement buildings replaced earlier houses. The north slope today thus contains a mixture of wooden and brick buildings of the first half of the nineteenth century, many of which are attractive, and of later nineteenth and twentieth century tenements. Bowdoin, Temple, and Hancock Streets have the lowest admixture of tenements.

Four years ago Pinckney Street was a clear dividing line between the north and south slopes of Beacon Hill. Then as the south slope became crowded, adventurous persons began rehabilitating isolated houses in Myrtle and Revere Streets, and settling in the small courts and places off Revere and Joy Streets. A number of tenements adjacent to those renovated houses have been remodeled into pleasant apartments. Thus the north slope west of Joy Street has become more closely allied to the south slope. Rather less change of this sort has taken place in the blocks between Joy and Bowdoin Streets, which have a consistent architectural character, and where some potentially attractive houses remain. These blocks had remained socially and commercially closer to the West End. As that region and the Bowdoin Square area have been completely razed, some change is bound to occur in the Joy to Bowdoin Street area in the predictable future. Architecturally this

area merges imperceptibly with the Beacon Hill Historic District. So far as the historic image of Boston goes, it is already a part of it. Bowdoin Street is the logical line between the new and the old Boston, between government and city offices and a convenient residential district.



## ARCHITECTURAL STYLES

The great majority of the buildings described on the north slope are of the nineteenth century, and of red brick. They are Federal, Greek Revival, or one of the Eclectic styles that became common in the mid-nineteenth century. For purposes of identification, certain examples of the various styles are here reproduced.

### Federal Style

Examples: 11 - 23 Hancock Street, a series of continuous row houses, circa 1808.

43 South Russell Street, a single row house, 1797

The Federal style is generally characterized by a flat red brick facade, with brick lintels, or flared stone lintels. Bricks are apt to be laid in Flemish bond. Frequently a recessed arch will frame the first floor windows (as at 5 Myrtle Street). Originally houses of this period were ornamented with a delicately carved wooden cornice (such as survives at 11 Myrtle Street); generally these have rotted away and been replaced by a brick dentil cornice.

Doorways were frequently arched, with sidelights.

### Greek Revival Style

Examples: 23 - 29 Bowdoin Street, a series of continuous  
bow-front, row houses, built after 1843  
22 Hancock Street, Greek Revival portico

By the 1830s, the higher proportions of the Greek Revival style are evident on the north slope. Typical is the flat or bow front facade, with heavy granite door and window lintels, sometimes five-sided. The second story windows are frequently of the French variety and have an iron balustrade or balcony shielding their lower sash. Above the third or fourth story a high brick or granite entablature heightens the facade. The doorways are squared off, with rectangular side and fanlights. The doors have either two long panels, or four panels with small square panels in the lower third of the door. In the finer Greek Revival houses a portico projects from the facade, supported by columns with classical detail.

### Eclectic Styles

The Gothic Revival appeared on the north slope in the 1830s in the Church of St. John the Evangelist (1831) in Bowdoin Street and the First Methodist Church (1835) in Temple Street. After 1840 builders frequently varied the simple red brick rows of earlier decades by venturing into eclectic style with a greater variety of materials and detail. The two most



common in the second half of the nineteenth century were . . . the Italianate and the French Second Empire styles. In the twentieth century the Colonial Revival returned to the earlier simplicity of the Federal style.

Mid-Nineteenth Century Eclectic - Italianate

Example: 31 - 37 Hancock Street, a series of continuous white marble row houses, 1859.

The facades are red brick or dressed stone. Brownstone was frequently used, although the example illustrated is unusual in the use of white marble. Door and window lintels are in the form of pediments on brackets. The widely overhanging cornice is supported with prominent brackets, which has caused some architectural historians to refer to this as the Bracketed style. A typical feature are round-headed windows in pairs.

Mid-Nineteenth Century Eclectic - French Second Empire

Example: 57 Hancock Street, a single four-story house with mansard roof, freestanding on three sides, circa 1870.

The mansard roofs that were the most widespread characteristic of this style were sometimes added to earlier houses in an effort to bring them up to date. To give more light and more room, octagonal bays, extending the full height of the facade, and one or two story oriel windows were common. The style is also characterized by a profusion of French Renaissance detail.

Twentieth Century Eclectic - Colonial Revival

Example: West Hill Place, a series of continuous red brick row houses in the shape of an enclosed circle, 1916

This style represents an adaptation in twentieth century terms of the Federal red brick row house. There are often brick or granite flared lintels. Doorways are arched and recessed, or rectangular with classical detail.

NORTH - SOUTH STREETS

Running in a Southerly direction, including Bowdoin, Temple, Hancock, Joy, South Russell, Irving, Garden, Anderson, Grove, West Cedar, Charles Streets, and Embankment Road.

BOWDOIN STREET

All buildings on the east side from Cambridge to Derne Streets were demolished in 1962 to make way for the State Office Building. The west side, with its long row of red brick bow front houses of the eighteen forties and the granite Gothic Revival Church is of high importance as a harmonious line of transition between the Government Center and Beacon Hill. The haphazard demolition or alteration of any of the houses from #11 to #33 Bowdoin Street - the longest row of Greek Revival buildings on the North Slope - would be a serious loss to the appearance of the city and the integrity of Beacon Hill.



West Side

11 - 33. Three story, three bay, red brick Greek Revival row houses, built on the site of Joseph Coolidge's house and grounds, which were demolished in 1843. 11 and 19 - 31 have bow fronts, while 13 - 17 and 33 have flat facades. Probably built between 1843 and 1845. Valuable to City.

Church of St. John the Evangelist. Gothic Revival; undressed granite; design attributed to Solomon Willard by Walter H. Kilham. Built in 1831 for Rev. Lyman Beecher's Bowdoin Street Congregational Society. Bought in 1863 by the Parish of the Advent (Episcopal); since 1883 Mission Church of the Society of St. John the Evangelist (Cowley Fathers). Valuable to City.

TEMPLE STREET

This natural thoroughfare for pedestrians between the North Station and the State House is made attractive by the vista of the State House at the southern end of Temple Street. It has many good nineteenth century red brick buildings, although there has been considerable alteration in their facades, and in some cases extra stories have been added. #34, which has been somewhat restored, gives an idea of the possibility of renewed attractiveness of this street. The entire east side with the exception of #26, is of Federal and Greek Revival houses, uninterrupted by tenements. The only break is a parking lot at #44, 46 where, until 1952,

stood a pair of wooden houses built about 1787. These buildings long occupied by St. Anne's convent, were, at the time of their regretted demolition, the oldest on Beacon Hill. Looking through the parking lot one sees the great granite blocks of the apse of the Church of St. John the Evangelist in Bowdoin Street. On the west side, Suffolk University and the Gothic Revival First Methodist Church, now disused, dominate the upper part of Temple Street; below towards Cambridge Street are several Greek Revival houses and tenements.

#### East Side

14 - 24. A continuous line of four story, three bay, red brick Greek Revival row houses, probably built soon after the demolition in 1843 of Joseph Coolidge's house and grounds, whose site they occupy. Valuable to area.

28 - 40. Four story, three bay, red brick Greek Revival row houses. No. 28 still has the original iron balustrade in front of the tall second story windows. Shutters have been replaced on the windows of No. 34. Valuable to area.

48 - 56. Three story, red brick Federal row houses, some two, others three bays wide, with arched recessed entries (still surviving at 50, 52 and 56); superficially altered, except for No. 54, whose first floor is now a store front. Valuable to area.

58. A single three story, three bay, red brick Greek Revival row house closely allied with the preceding row (48 - 56 Temple Street). Valuable to area.



60. A single four story, three bay, granite mid-nineteenth century Eclectic Italianate row house, built after 1860. Valuable to area.

West Side

9. A single three story, three bay, red brick Greek Revival row house, whose original lintels have been replaced in brick. Worthy of mention.

15 - 19. Four story, three bay red brick late Greek Revival row houses, with bow front and octagonal cupolas; much Italianate detail. Valuable to area.

33. A single three story, three bay, red brick, mid-nineteenth century Eclectic Italianate row house. Worthy of mention.

35. A single three story, three bay, red brick Greek Revival row house with bow front and recessed panels below the cornice. Until recently used as parsonage of First Methodist Church. Valuable to area.

First Methodist Church. Gothic Revival; granite facade; built in 1835 by J. Washburn and Brothers for Grace Church (Episcopal).

Sold in 1864 to Methodist Episcopal Society of North Russell Street. Closed in 1962 on union of First Methodist and Copley Square Methodist Churches. Worthy of Mention.

## HANCOCK STREET

This street has fine vistas in both directions and the greatest variety of fine houses of any on the north slope of Beacon Hill. Looking up from Cambridge Street one sees the west wing of the State House; looking down from Mount Vernon there is a superb view of the first Harrison Gray Otis house at Cambridge and Lynde Streets. (The fine brick houses on the west side of Hancock Street between Mount Vernon and Myrtle Streets already included in the Beacon Hill Historic District are not included in this inventory of the North Slope.) The block between Cambridge and Derne Streets contains a pair of fine Federal houses (20,22) one of which was the home of Charles Sumner, a row of seven houses built in 1808 (11 - 23), and four marble-faced rowhouses dating from 1859. The remarkable house at the corner of Myrtle Street (#57) is a unique example of Egyptian Revival in its roof details. Hancock Street is freer of tenements than most streets on the north slope.

### East side

10 - 12. Originally a pair of four story, two bay, red brick Federal row houses, No. 10 has been cut down one story. Worthy of mention.

16. A single four story, three bay, red brick mid-nineteenth century Eclectic Italianate row house with mansard roof and hooded dormers. Worthy of Mention.





**CAMBRIDGE STREET, Corner LYNDE STREET**  
West Church. Red brick Federal church, built in 1806 from designs of Asher Benjamin. Nationally important.



**141 CAMBRIDGE STREET**

The first Harrison Gray Otis house. A single three story, five bay, free standing red brick Federal house, built about 1796 from the designs of Charles Bulfinch. Nationally important.





#### **BOWDOIN STREET**

The west side, with its long row of red brick bow front houses of the 1840's and the granite Gothic Revival church is of high importance as a harmonious line of transition between the Government Center and Beacon Hill.



#### **11-33 BOWDOIN STREET**

Three story, three bay, red brick Greek Revival row houses, probably built between 1843 and 1845. Valuable to City.



**11-23 HANCOCK STREET**

A continuous row of four story, two bay brick Federal row houses. Probably built in 1808, seven of the original eight houses remain. Valuable to area.



**43 SOUTH RUSSELL STREET**

The Joseph Ditson House. A single three story, five bay, red brick Federal row house built around 1797. Oldest house on Beacon Hill. Valuable to City.





**ROLLINS PLACE, Off 27 REVERE STREET**

Two story, two bay, red brick Greek Revival row houses, built in 1843. Wooden Ionic portico at end of the Place. Valuable to City.

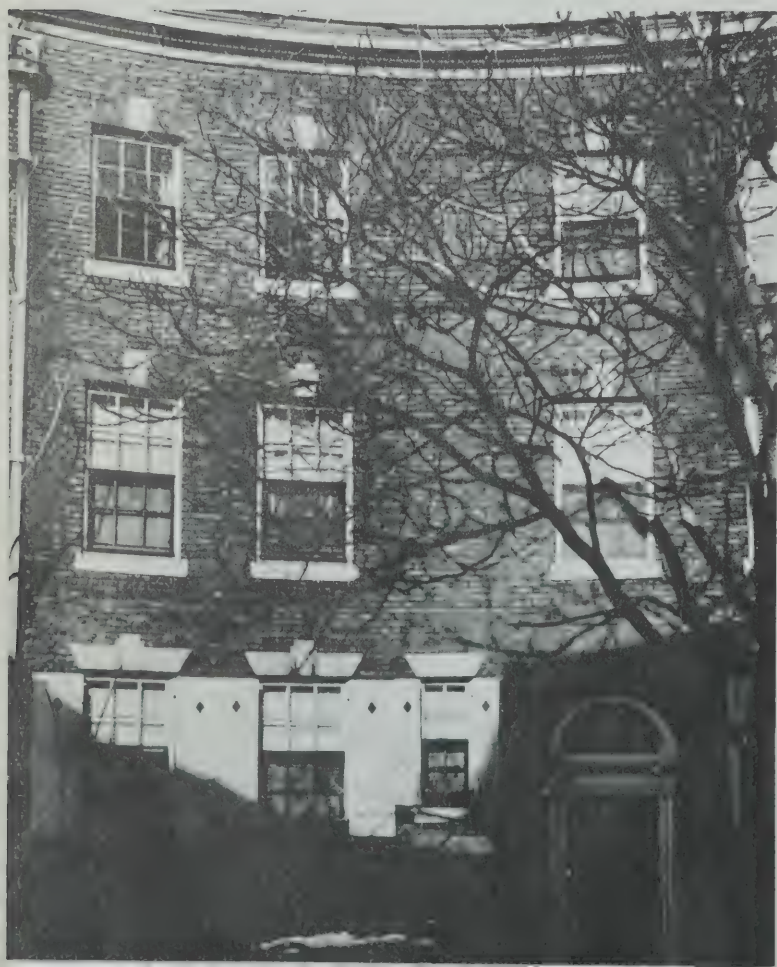


**20-22 HANCOCK STREET**

A pair of four story, three bay, red brick Federal row houses, with Greek Revival entrance porticos. Built in 1805, home of Charles Sumner. Important to City.

**2-6 DERNE STREET**

Four story, three bay, red brick Greek Revival row houses, built about 1846. Valuable to City.



**WEST HILL PLACE**

Three story, three bay, red brick Colonial Revival row houses in the shape of an enclosed circle. Designed in 1916 by Coolidge and Carlson. Valuable to Area.





#### **57 HANCOCK STREET**

A single four story, three bay, red brick mid-nineteenth century Eclectic-French Second Empire, free standing on three sides. Egyptian Revival mansard roof is unique in the country. Nationally important.



#### **31 - 37 HANCOCK STREET**

Four three story plus mansard, two bay, white marble mid-nineteenth century row houses, designed presumably by architect Jonathan Preston in 1859. Valuable to Area.





20 & 22. A pair of four story, three bay, red brick Federal row houses, with Greek Revival entrance porticos. Built in 1805, and originally accompanied by a third similar house, they were, when sold in that year by Ebenezer Farley to B. Austin, referred to as "three new brick buildings". No. 20 was from 1830 to 1867 the home of Senator Charles Sumner. Valuable to City.

24 - 28. Four story plus mansard roof, three bay red brick mid-nineteenth century Eclectic row houses. Worthy of mention.

30 - 34. Four story, three bay, red brick Greek Revival row houses with bow front, Valuable to area.

36. Seven story, three bay, red brick mid-nineteenth century Eclectic Romanesque Revival apartment house with elliptical bay and arched entrance. Worthy of Mention.

40. Similar to No. 30 - 34, with which this house and others, demolished to make way for the present 36 and 38, probably once formed a continuous row. Valuable to area.

#### West Side

5 - 7. Originally a pair of three story, three bay, red brick Greek Revival row houses, with iron balustrades (still remaining on #5) now raised to five stories. Worthy of mention.

11 - 23. Seven of an original continuous row of eight four story, two bay, red brick Federal row houses. In 1808 R. Makepeace sold #11 as a lot with dwelling house thereon, being the second in a block of eight brick houses.

25 - 27. A pair of three story plus mansard, two bay, brown-stone mid-nineteenth century eclectic Italianate row houses. As Leonard R. Cutter lived here from 1864 to 1880, the houses must have been built before the former date. As he was a speculative builder, the houses may well have been built by him just prior to 1864. Valuable to area.

31 - 37. Four three story plus mansard, two bay, white marble mid-nineteenth century row houses, designed presumably by the architect Jonathan Preston in 1859 at which date he purchased two of the four. Jonathan Preston, with his son, William G. Preston, designed the Museum of Natural History and the Rogers MIT buildings. Valuable to Area.

41 - 53. Originally three story, three bay, red brick Greek Revival houses; mansard roofs have been added, windows heightened, and some of the details changed. Valuable to area.

57. A single four story three bay red brick mid-nineteenth century Eclectic French Second Empire house, freestanding on three sides, with octagonal bays flanking a central entrance, and mansard roof in the form of an Egyptian pylon. Harold Allen of Chicago, nationally famous authority on the Egyptian Revival, asserts that this mansard roof in pylon form is unique in this country. This house recalls, with a narrower facade and consequently taller proportions, the Cushing-Endicott house at 163 Marlborough Street, corner of Dartmouth, in the Back Bay built in 1873, supposedly by Snell and Gregerson. It is essentially a very handsome Back Bay house, built on the north



slope of Beacon Hill. Nationally important.

#### JOY STREET

As the only street on the North Slope that is open to vehicles going from Beacon to Cambridge Streets, Joy Street suffers from heavy traffic. Although it is less quiet than neighboring north-south streets, Smith Court and Joy Court, which open off it are pleasantly secluded. These two courts, which are connected in the rear by a narrow passageway, running parallel to Joy Street, were built during the Federal period. Similar courts lower down the hill, known as Belknap Place and Hoyt's Place, were obliterated through the construction of the Peter Faneuil School and the Joy Street Police Station.

#### East Side

43A. A single one story, three bay, red brick row cottage, with steep slate roof, built after 1917. Set back slightly from the street, this house was built in what was originally the back yard of 45 Hancock Street. Worthy of mention.

61 - 63. A pair of three story, three bay, red brick Greek Revival row houses. Worthy of mention.

69 - 75. Three story, two bay, red brick Greek Revival row houses, separated between 69 and 71 by an alleyway running to the rear of the houses.

69, which is entered from the alley, may originally have been a Federal house, although its roof has been lowered. There is a small frame house in the rear of 69 connected with it. Worthy of mention.

Off 36, JOY COURT. At the front of the court are four four-story two bay shingled Federal row houses. 36½ is a free standing two story five bay house. Valuable to area.

40 - 42. Three story four bay red brick mid-nineteenth century stable, with three wide arched entrances. Worthy of mention.

46. Three story three bay red brick Federal stable. This gambrel roofed building has been cut in half by a tenement at

44. Now occupied by James E. Welch Post 56 American Legion and Ladies Auxiliary. Valuable to area.

Off 46, SMITH COURT contains a church and three houses. The church is a three story, red brick Federal structure, of which the upper stories light the main gallery. Dedicated on 4 December 1806 as the African Baptist Church Society, in the period when many colored people lived on the north slope, it is often called the Abolition Church because in it the New England Anti-Slavery Society was organized in January, 1832 under the leadership of William Lloyd Garrison. It is now a Jewish synagogue, occupied by the Congregation Anshi Libavitz. Valuable to city.

9 Smith Court. Two story, five bay Federal house, originally freestanding; built in 1800 by William Lancaster and restored in 1924. Valuable to area.

5-7 Smith Court. Two single two story, two bay frame houses freestanding (7 is Federal, 5 Greek Revival) stand at the western end of the court. Valuable to area.



Police Station No. 3. Two story plus mansard, three bay red brick mid-nineteenth century Eclectic - French Second Empire building, built in 1862, with brick corner quoins, and a typical wooden overhanging bracket cornice. Worthy of mention.

#### SOUTH RUSSELL STREET

The Ditson house at 43 is thought to be the oldest house now surviving on Beacon Hill. This and two Greek Revival rows (42 - 58 and 21 - 35) give the upper part of the street a consistent and attractive early nineteenth century character. At the lower end, toward Cambridge Street, somewhat later Eclectic - Italianate houses are mixed with tenements. South Russell and Irving Streets are the steepest on Beacon Hill.

#### East Side

14 - 18. Three story, three bay, red brick mid-nineteenth century Eclectic - Italianate row houses. Worthy of mention.  
42 - 58. Three story, three bay, red brick Greek Revival row houses, built about 1845. Fourth stories have been subsequently added to 50 - 58. Valuable to area.

#### West Side

11 - 13. A pair of three story plus mansard, three bay, red brick mid-nineteenth century Eclectic - Italianate row houses. Worthy of mention.  
21 - 35. Three story, three bay (save for 21 and 23, which are two bay), red brick Greek Revival row houses, built about 1844. Fourth stories have been subsequently added

to 29 and 31. Valuable to area.

39 - 41. Originally a pair of three story, three bay, red brick Greek Revival row houses. Italianate detail was subsequently added to 41. Valuable to area.

43. A single three story, five bay, red brick Federal row house, built about 1797 by Joseph Ditson, trader, the father of the music publisher Oliver Ditson; believed to be the oldest existing house on Beacon Hill; restored and painted white; has original basement kitchen. Valuable to city.

47 - 49. A pair of three story, three bay, red brick Greek Revival row houses, altered by Italianate detail. Valuable to area.

#### IRVING, GARDEN, ANDERSON AND GROVE STREETS

Like South Russell Street, Irving and Garden Streets run uphill from Cambridge Street, ending at Myrtle. Anderson Street, the next to the westward, runs through to Pinckney, Grove Street, like Irving and Garden, ends at Myrtle. Although these streets contain some scattered Greek Revival houses, they are dominated by late nineteenth and twentieth century tenement. Because of their relative isolation from a consistent architectural area, these survivors are rated lower than they would have been in another location. From the upper end of Anderson is a superb vista of the Bulfinch building of the Massachusetts General Hospital.



IRVING STREET

28 - 44. Three story, three bay (save for 42 and 44, which are two bay), red brick Greek Revival row houses; 28 has new brick lintels. Worthy of mention.

GARDEN STREET

West Side

19 and 23. A pair of three story, two bay, red brick Federal row houses, with a wide arch passageway through the center of their facades to allow horses and carriages to enter a rear court and stable. There was a well and pump in this court, and originally access through another arched passageway to Phillips Street. Worthy of mention.

51. Three story, two bay, red brick Greek Revival row house. Worthy of mention.

East Side

22 - 28. Three story, two bay (save for 22 and 28, which are two bay), red brick Greek Revival row houses. 22 - 26 originally had wide Wyatt windows on the first floor. The unusually narrow entries of these houses suggest that they may have been built for housing coachmen and grooms. Worthy of mention.

36. Four story, two bay, red brick Greek Revival row house, similar to 22 - 28. Worthy of mention.

40 - 42. A pair of three story plus mansard, two bay, red brick mid-nineteenth century Eclectic - Italianate row houses,, possibly built in the Federal style and subsequently altered by the addition of Italianate details. Worthy of mention.

#### ANDERSON STREET

Buildings at the upper end, already included in the Beacon Hill Historic District, are not included in this survey.

Off 43, CHAMPNEY PLACE. Four story, two bay, red brick Greek Revival row houses which, due to the grade change of the hill, open onto a garden in the rear at the level of their basements. Worthy of mention.

#### GROVE STREET

46. Three story, three bay, red brick Federal house, much altered. A house was first mentioned on this lot in 1803 when it was owned by Harrison Gray Otis. Worthy of mention.

#### WEST CEDAR STREET

Between Revere and Phillips Streets, Greek Revival row houses give West Cedar Street a consistent nineteenth century appearance. On the corner of Phillips Street three small Federal houses remain in spite of inappropriate alterations. Otherwise both sides of the street in the blocks not already included in the Beacon Hill Historic District have been given over to later tenements.

#### East Side

61 - 69. Four story plus mansard, three bay, red brick mid-nineteenth century Eclectic - Italianate row houses, somewhat altered. Worthy of mention.

71 - 79. Three story, two bay, red brick late Federal row houses, built after 1813 by Richard S. Roberts. Bay windows have been added to 73; 79 has an altered first story.



Valuable to area.

West Side

60 - 62. Three story, three bay, red brick Greek Revival row houses. Valuable to area.

68- 72. Three story plus mansard, three bay, red brick mid-nineteenth century Eclectic - Italianate row houses, somewhat altered. Worthy of mention.

CHARLES STREET

The widening of Charles Street in the 1920s completely changed the character of the west side. Some buildings were sliced off and supplied with new facades; others were built afresh. On the east side two groups of Greek Revival row houses survive between Revere and Cambridge Streets.

East Side

121. Three story, three bay, red brick Greek Revival house, with a slightly bowed facade. Valuable to area.

125 - 135. Three story, three bay, red brick Greek Revival row houses; similar, except for flat facades, to 121. Valuable to area.

147 - 149. Four story, three bay, red brick Greek Revival row houses, built in 1828; now the "1895 House" restaurant. Worthy of mention.

West Side

130 - 140. Four story, nine bay, red brick Colonial Revival apartment house with stores on ground floor (now occupied by United States Post Office) with projecting center section

and pediment, built in the 1920s after the widening of Charles Street. Valuable to area.

#### EMBANKMENT ROAD

This street was created after the completion of the Charles River Dam out of what had previously been the waterfront back yards of properties on the west side of Charles Street. In the last quarter of the nineteenth century this side of Charles Street, between Revere and Cambridge, was curiously apportioned between a coal and wood yard, a gasometer, the Massachusetts Charitable Eye and Ear Infirmary, and an organ factory. After the creation of the Charles River Basin and Embankment Road, the coal yard and the gasometer were replaced by two delightful squares of red brick Colonial Revival row houses, designed in harmonious relationship to the older houses on Beacon Hill.

#### CHARLES RIVER SQUARE

Three story, three bay, red brick Colonial Revival row houses, designed by Frank A. Bourne in 1909. Valuable to area.

#### WEST HILL PLACE

Three story, three bay, red brick Colonial Revival houses, several fronting on Embankment Road, and others on a circular court, designed in 1916 by Coolidge and Carlson. An arch leads from the court to Charles Street. Valuable to area.



## EAST - WEST STREETS

Running in a Westerly direction including Derne, Myrtle, Revere, Phillips and Cambridge Streets.

### DERNE STREET

Although some of the buildings on this short street behind the State House have been considerably altered, and the architecturally undistinguished Suffolk University has intruded, the houses on the north (and only) side between Bowdoin and Temple Streets are, like the brick blocks of Bowdoin Street, essential boundaries of the Beacon Hill area. Their profiles are valuable as seen from the State House.

#### North Side

2 - 6. Four story, three bay, red brick Greek Revival houses, built about 1846. Valuable to city.

8 - 10. In present appearance a three story with mansard roof, four bay, red brick Colonial Revival house, with central recessed arched entrance; probably originally a pair of two bay, red brick Greek Revival houses, possibly four stories in height, built before 1825; remodelled to present form, with altered facade, in the 1920s by the Yale Club. Now occupied by Catholic Charitable Bureau. Valuable to city.

12. Three story, three bay, red brick Greek Revival row house, extensively altered with store in basement. Valuable to area.

14. Five story, three bay, red brick Greek Revival row house, very much altered with stores on ground floor. Worthy of mention.

MYRTLE STREET

This, which is the longest street on the north slope, begins at Derne and Hancock Streets and proceeds west, parallel to but connecting with Pinckney Street only at Joy and Anderson. From Irving Street to a point west of Grove Street it is also parallel to Revere Street, but before reaching West Cedar Street, Myrtle Street veers north and joins Revere Street. At the western end a number of Greek Revival houses have been attractively restored. Near the corner of Anderson Street a cluster of Federal houses (77, 81, 83, 86, 87, 89) surround the Cockayne house of 1808 (which is already in the Beacon Hill Historic District.) Between Anderson and Irving Streets, the north side of Myrtle contains chiefly the rear entrances of Revere Street tenements. East of Irving Street, Myrtle has many tenements, and is distinguished only by the Federal houses at 70, 11 (with an original Federal wood cornice), and 5. The raised street grade which gives 5 the appearance of sinking into the ground is of interest.

South Side

22. A single three story, three bay, red brick mid-nineteenth century Eclectic-Italianate row house. Worthy of mention.
32. A single four story, three bay, red brick mid-nineteenth century Eclectic-Italianate row house. Somewhat altered. Worthy of mention.



70. A single four story, two bay, red brick Federal row house with recessed brick arch on first story. Valuable to area.

72. A single four story, three bay, red brick Greek Revival row house, somewhat altered. Valuable to area.

78 & 80. A pair of four story, two bay, red brick mid-nineteenth century Eclectic-Italianate row houses with arched first story windows. Worthy of mention.

86. A single four story, two bay, red brick Federal row house with wood unmoulded cornice; appears to be contemporary with Cockayne house of 1807. Valuable to area.

88. A single four story, two bay, red brick mid-nineteenth Eclectic-Italianate row house, somewhat altered. Worthy of mention.

118. A single two story, three bay, red brick Greek Revival row house. Valuable to area.

124 - 128. Three story, three bay, red brick Greek Revival row houses. 126 has an added story and 128 is altered in detail. Valuable to area.

136. A single three story, three bay, red brick mid-nineteenth century Eclectic-Italianate freestanding house, with octagonal two story bay window on second and third story and mansard roof. These details may be the result of alteration to a Greek Revival house. Valuable to area.

3. A single five story, three bay, red brick mid-nineteenth century Eclectic-Italianate row house, originally similar to #5; worthy of mention.

5. A single three story, three bay, red brick Federal row house with recessed brick arches on first story facade. Originally the row continued to the corner of Hancock Street. Valuable to area.

11. A single, three story, three bay, red brick Federal row house with original cornice. Valuable to area.

31. A single three story, three bay, red brick Greek Revival row house. Worthy of mention.

After 51, between South Russell and Irving Street, School Committee building. A single three story, seven bay, red brick late nineteenth century Colonial Revival school house. Worthy of mention.

77. A single three story, three bay, red brick Federal row house, altered to look Gothic with added oriel and long window panes. May have been part of a row with #81-83. Valuable to Area.

81 - 83. Originally a pair of three story, two bay, red brick Federal row houses. #83 has an added story and repointed brickwork with dark mortice, a box oriel and wood bracket cornice have been added also. Valuable to area.



87. A single four story, two bay, red brick Federal row house with unmoulded wooden cornice. Appears to be contemporary with Cockayne house of 1807. Valuable to area.

89. A single four story, three bay, red brick Federal house somewhat altered. Valuable to area.

101. A single four story, three bay, red brick Greek Revival row house. The narrowing of the street at this point necessitates a slight bow in the facade. Worthy of mention.

103 - 109. Three story, three bay, red brick Greek Revival row houses. #109 has a slightly different cornice. Valuable to area.

115 & 117. Originally a pair of three story, three bay red brick, Greek Revival row houses. #117 has repointed brickwork. Valuable to area.

131 - 135. Four story, three bay, red brick late Greek Revival row houses. Worthy of mention.

#### REVERE STREET

While Revere Street has a number of attractive Greek Revival houses west of Anderson Street, its most remarkable feature is the number of secluded courts that run off the north side, where early Greek Revival houses have remained untouched. Bellingham, Goodwin, Sentry Hill, and Rollins Places are highly agreeable features of Beacon Hill; their small houses have been well restored and are in demand.

South Side

52 - 54. A pair of three story, four bay, red brick Greek Revival row houses. Worthy of mention.

66 - 68. A pair of three story, three bay, red brick Greek Revival row houses, which may originally have been part of a continuous row that extended to the similar 76 and 78. Valuable to area.

76 - 78. Similar to 66 - 68. Valuable to area.

82 - 86. Four story, three bay, red brick Greek Revival row houses, to which some Italianate detail has subsequently been added. Valuable to area.

North Side

Off 27, ROLLINS PLACE. Two story, two bay, red brick Greek Revival row houses, built by John W. Rollins in 1843. At the end of the Place is a two story wooden Ionic portico, painted white, with blind windows covered by shutters; this is a decorative screen wall that encloses the Place from the lower ground to the north. Valuable to city.

33. A single three story, three bay, red brick Greek Revival row house, built by John W. Rollins in 1843. Valuable to area.

67 - 71. Four story plus mansard, three bay, red brick mid-nineteenth century Eclectic-Italianate row houses. 71 is basically similar to the Greek Revival 75 - 77, and may have been altered with Italianate detail to conform with 67 - 69. Worthy of mention.



Off 73, GOODWIN PLACE. Three story, three bay, red brick Greek Revival row houses. The northern end of the Place, which was given its name in 1859, is open, with a low brick wall, looking out onto what is now a parking lot. Valuable to area.

75 - 77. A pair of four story, two bay, red brick Greek Revival row houses. Valuable to area.

Off 79, SENTRY HILL PLACE. Three story, two bay, red brick Greek Revival row houses. The northern end is closed by a frame ell extension of the two northerlymost houses; this is painted yellow. Called May Street Place in 1844, the probable construction date of the houses. Valuable to City.

81 - 85. Three story, three bay, red brick Greek Revival row houses. Different basement levels are compensated for by the fourth story. Valuable to area.

Off 85, BELLINGHAM PLACE. Three story, two bay, red brick Greek Revival row houses line the east side. On the west side is a two story, plus Mansard, two bay, clapboard mid-nineteenth century house, whose style suggests the French Second Empire translated into wood, freestanding, but abutting a wooden wall at the northern end of the Place. Actually this is a four story house, for its lowest floor is on the same grade as West Cedar Street, built against a granite retaining wall that rises to the grade of Bellingham Place. The rear wall of the house is brick. As Bellingham Place was first named in 1847, the houses were probably

constructed at this time. Valuable to area.

99 - 105. Three story, three bay, red brick Greek Revival row houses. Valuable to area.

#### PHILLIPS STREET

The original spirit of this street has been almost entirely obliterated. Only a small cluster of Greek Revival houses remains at the eastern end. Running off the western end of Phillips St. is Primus Avenue, a small court with terraced gardens. Just above this, #66 is historically interesting as the home of Lewis Hayden, reputed to be a major stop on the Underground Railroad.

#### South Side

2. A single three story, three bay, red brick Greek Revival row house with its gable end facing Irving Street. Worthy of mention.

20 & 22. Four story, two bay, red brick mid-nineteenth century Eclectic-Italianate row houses. Worthy of mention.

Off 28, COBURN COURT. A single three story, two bay, red brick Greek Revival row house reached by an arched passageway through two Phillips St. tenements. Originally there were two houses on the Court and similar courts came into the center of this block from Garden and Irving Streets as well as the existing Rollins Place off Revere St. Worthy of mention.

66. A single three story, three bay, red brick Federal row house built in 1814. Mansard roof has been added. This house was the home of Lewis Hayden and took a very active part in the



Underground Railroad. Until it came up for sale recently, it had been under one family's ownership for its entire existence. Worthy of mention.

Off 82, PRIMUS AVENUE. This court is equipped with modern, duplex apartments. The tenement houses at 82 and 84 stretch back into this court with side entrances off it. Terraced gardens and rambling wisteria vines make this court appealing. In 1843 called Wilberforce Place. Worthy of mention.

#### North Side

17 & 19. A pair of three story, two bay, red brick Greek Revival row houses. Worthy of mention.

#### CAMBRIDGE STREET.

Through widening of this major artery, leading from Bowdoin Square to the Longfellow Bridge, and the obliteration of the West End by action of The Boston City Planning Board in the nineteen fifties, Cambridge Street has become a wilderness, with insignificant commercial buildings on the south side and, similar dreariness, or parking lots on the north. There are two notable exceptions however. Two of the finest buildings in Boston stand on the north side of Cambridge Street, corner of Lynde St., the First Harrison Gray Otis House and West Church.

North Side

West Church. Red brick Federal church, built in 1806 from designs of Asher Benjamin for the congregation whose pulpit had been ornamented by Jonathan Mayhew and Charles Lowell. Bought in 1892, when, through want of congregation, the church dissolved, by Andrew C. Wheelwright, who held the buildings as a public service until 1894 when the Boston Public Library took it over as a West End Branch. Sold by the city in 1962 to the Methodist Church which, pending plans for its use, rents it to the Beacon Hill Nursery School. Nationally important.

141. The first Harrison Gray Otis house, a single three story, five bay free standing red brick Federal house, built about 1796 from designs of Charles Bulfinch; now the headquarters of the Society for the Preservation of New England Antiquities. Nationally important.

South Side

Off 288, STRONG COURT. Two story, three bay, red brick row houses. 1 and 2 are Federal, others Greek Revival. Worthy of mention.

Off 306, LINDALL PLACE. Three story, three bay, red brick Greek Revival row houses. Called Lindall Place in 1831. Worthy of Mention.





Beacon Hill













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